031.0	0002	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,016,500	/	1,016,500
USE VALUE:	1,016,500	/	1,016,500
ASSESSED:	1,016,500	/	1,016,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAWLAK ROBERT/KATHERINE
Owner 2:	TRS PAWLAK TRUST
Owner 3:	
Street 1:	12 VINSON CIRCLE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	PAWLAK ROBERT A -
Owner 2:	PAWLAK KATHERINE G -
Street 1:	17 HUTCHINSON ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,701 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2628 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4701.000	563,000	4,700	448,800	1,016,500
Total Card	0.108	563,000	4,700	448,800	1,016,500
Total Parcel	0.108	563,000	4,700	448,800	1,016,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.80 | /Parcel: 386.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	21568
GIS Ref	
GIS Ref	
Insp Date	10/07/17

!2581!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,200	4700	4,701.	448,800	1,016,700	1,016,700	Year End Roll	12/18/2019
2019	104	FV	420,300	4700	4,701.	476,900	901,900	901,900	Year End Roll	1/3/2019
2018	104	FV	420,300	4700	4,701.	347,800	772,800	772,800	Year End Roll	12/20/2017
2017	104	FV	395,600	4700	4,701.	303,000	703,300	703,300	Year End Roll	1/3/2017
2016	104	FV	395,600	4700	4,701.	258,100	658,400	658,400	Year End	1/4/2016
2015	104	FV	355,000	4700	4,701.	252,500	612,200	612,200	Year End Roll	12/11/2014
2014	104	FV	355,000	4700	4,701.	207,600	567,300	567,300	Year End Roll	12/16/2013
2013	104	FV	368,500	4700	4,701.	197,500	570,700	570,700		12/13/2012

PRINT

Date	Time
12/10/20	17:58:01

LAST REV

Date	Time
10/16/17	11:19:20
ekelly	
2581	

USER DEFINED

Prior Id # 1:	21568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2581

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAWLAK ROBERT A	31618-482		7/18/2000	Family	99	No	No	4	
LEONARD HELEN	28579-4		5/15/1998		373,800	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/23/2000	Measured	264	PATRIOT
8/9/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4701		Sq. Ft.	Site		0	80.	1.19	1									448,825						448,800	

Total AC/HA: 0.10792 | Total SF/SM: 4701 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,825 | Spl Credit | Total: 448,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09948623
Const Adj.:	0.98000199
Adj $ / SQ:	183.175
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691685
Depreciation:	128653
Depreciated Total:	563031

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	6	3	
Totals			
2	13	7	

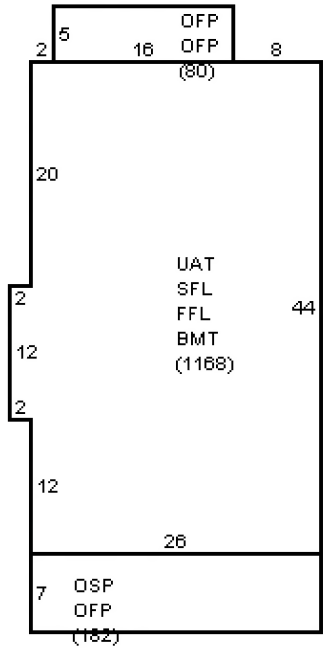
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.17
Special Features:	0	Val/Su Net:	130.32
Final Total:	563000	Val/Su SzAd	241.01

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	54.950	64,184
FFL	First Floor	1,168	183.170	213,948
SFL	Second Floor	1,168	183.170	213,948
OFP	Open Porch	342	20.900	7,147
UAT	Upper Attic	292	128.220	37,441
OSP	Screen Porch	182	27.560	5,016

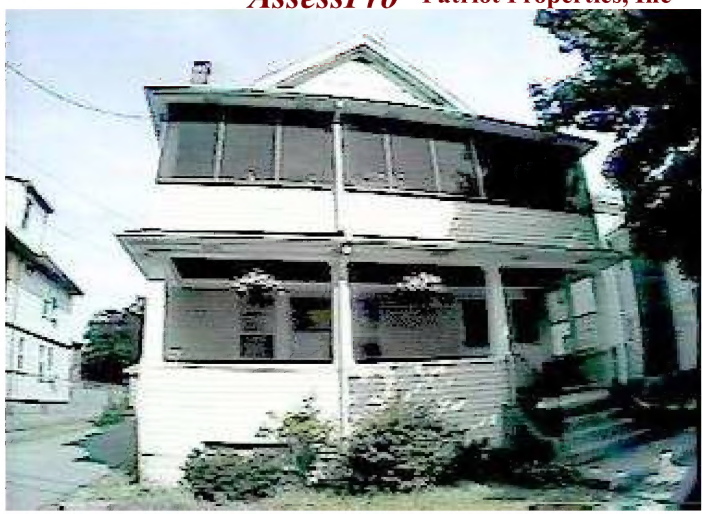
Net Sketched Area:	4,320			Total:	541,684
Size Ad	2336	Gross Are	5196	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1922	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700